150.0	0008	0010.B	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	847,300 / 847,300
					USE VALUE:	847,300 / 847,300
					ASSESSED:	847,300 / 847,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
278		GRAY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ALUIA JOSEPH & CAROLINE
Owner 2:	
Owner 3:	
Street 1:	278 GRAY STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	NAJJAR AMAL T & SAMIR S -
Owner 2:	M/T GEORGE SALLUM -
Street 1:	127 LARCH ROAD
Twn/City:	CAMBRIDGE
St/Prov:	MA Cntry:
Postal:	02138

NARRATIVE DESCRIPTION

This parcel contains 8,759 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1955, having primarily Wood Shingle Exterior and 2256 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8759.000	301,100		546,200	847,300
Total Card	0.201	301,100		546,200	847,300
Total Parcel	0.201	301,100		546,200	847,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 375.58 | /Parcel: 375.5

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct

99734

GIS Ref

GIS Ref

Insp Date

03/10/09

PREVIOUS ASSESSMENT

Parcel ID: 150.0-0008-0010.B

!11812!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	301,100	0	8,759.	546,200	847,300	847,300	Year End Roll	12/18/2019
2019	101	FV	241,200	0	8,759.	512,100	753,300	753,300	Year End Roll	1/3/2019
2018	101	FV	241,200	0	8,759.	423,300	664,500	664,500	Year End Roll	12/20/2017
2017	101	FV	241,200	0	8,759.	389,200	630,400	630,400	Year End Roll	1/3/2017
2016	101	FV	241,200	0	8,759.	355,000	596,200	596,200	Year End	1/4/2016
2015	101	FV	200,900	0	8,759.	348,200	549,100	549,100	Year End Roll	12/11/2014
2014	101	FV	244,400	0	8,759.	323,600	568,000	568,000	Year End Roll	12/16/2013
2013	101	FV	244,400	0	8,759.	307,900	552,300	552,300		12/13/2012

PRINT

Date	Time
12/11/20	01:56:48

LAST REV

Date	Time
01/25/18	18:40:32

apro

11812

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NAJJAR AMAL T &	1456-116		7/21/2014		550,000	No	No		
	1034-89		8/1/1987		260,000	No	No		Y

USER DEFINED

Prior Id # 1:	99734
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/18/2014	1017	Redo Kit	15,000		8/18/2014			Update kitchen cab
4/15/2009	239	Re-Roof	4,850					

ACTIVITY INFORMATION

Date	Result	By	Name
8/18/2014	Info Fm Prmt	PC	PHIL C
3/10/2009	Inspected	372	PATRIOT
1/14/2009	Measured	372	PATRIOT
12/9/1999	Mailer Sent		
11/19/1999	Measured	272	PATRIOT
7/12/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8759		Sq. Ft.	Site		0	80.	0.78	9									546,218						546,200	

Total AC/HA: 0.20108 | Total SF/SM: 8759 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 546,218 | Spl Credit | Total: 546,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	18 - Raised Ranch		
Sty Ht:	1A - 1 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	16 - Stone Vene	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Fair
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		26.4	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.16500878
Const Adj.:	1.00289965
Adj $ / SQ:	110.997
Other Features:	116500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	409159
Depreciation:	108018
Depreciated Total:	301141

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6			BRs: 3				Baths: 1		HB 1		

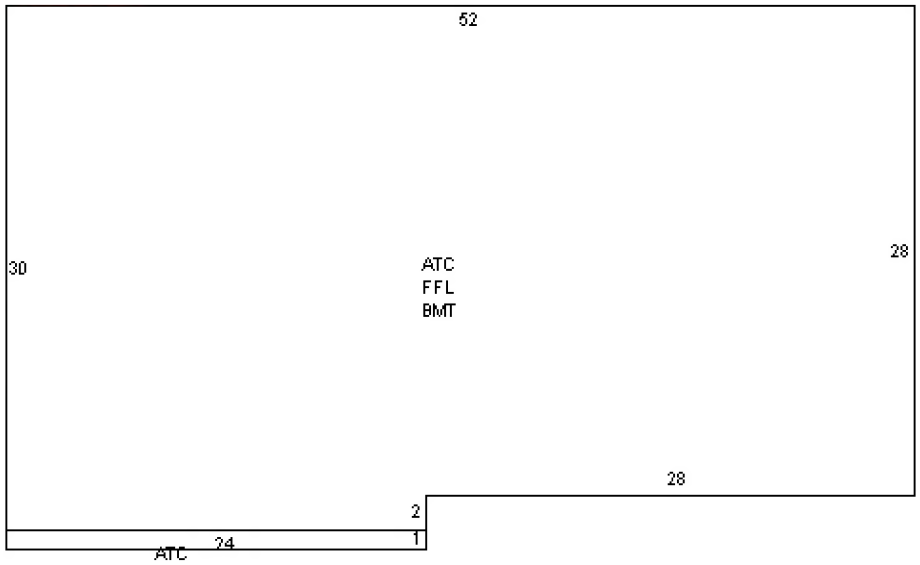
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	111.00
Special Features:	0	Val/Su Net:	84.98
Final Total:	301100	Val/Su SzAd	147.68

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,504	44.120	66,358
FFL	First Floor	1,504	111.000	166,939
ATC	Attic	535	111.000	59,361

Net Sketched Area:	3,543		Total:	292,658	
Size Ad	2038.7999	Gross Are	4536	FinArea	2256

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

150.0-0008-0010.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	